

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C.14194/3858	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE K.1937
1. LOCATION	St. Johns Road, The Commons, Clondalkin		
2. PROPOSAL	158 houses - Phase 1		
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 4th Aug. 1976	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name A. S. Tomkins Address 308 Clontarf Road, Dublin 3.		
5. APPLICANT	Name Crossspan Dev. Ltd. Address		
6. DECISION	O.C.M. No. P/3260/76 Date 1/10/76		Notified 1st October, 1976 Effect Permission Granted. <i>Refused</i>
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified Type		Decision Effect
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.			
Prepared by		Copy issued byRegistrar.	
Checked by		Date	
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....	

DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

Planning Department,
46-49 Dame Street,
Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:
~~OUTLINE PERMISSION~~ PERMISSION: ~~APPROVAL~~
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: A.S. Tomkins,
308, Clontarf Road,
Dublin 3.

Register Reference No.: K.1937

Planning Control No. 14194/

3853

Application received.. 4/8/76...

APPLICANT: Crossspan Developments Ltd.


In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order P/3260/76, dated 1st October, 1976, decide to refuse:

~~OUTLINE PERMISSION~~; PERMISSION; ~~APPROVAL~~

for proposed 158-houses at St. John's Road, The Commons,
Clondalkin,

for the following reasons:

1. The proposed development is premature as the Action Plan for this area has not been finalized and road patterns have not been finally established. In this regard a number of inter-departmental discussions have taken place, including discussions with the Community Council to determine the most suitable location for the major road traversing the site. These negotiations are nearing finalization and it appears that the major road will not be located as shown on lodged plans.
 2. The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional traffic on St. John's Road, which is completely inadequate in width and has no footpaths or public lighting.
 3. The proposed areas of public open space are completely inadequate and do not conform with the requirements of the Development Plan. Irregular pieces of ground adjacent to major roads and junctions are not acceptable as public open space in accordance with Development Plan minimum requirements.
 4. The applicant shows a layout which would indicate residential development on lands not in the applicant's ownership and which may be reserved as public open space.
 5. All watermains are not in accessible locations such as open spaces, pedestrian way etc. All watermains must be eight metres from buildings and five metres from other services.
- Note:- In view of the prematurity of this development a detailed analysis of the layout has not been carried out.

Signed on behalf of the Dublin County Council: 

Date: 1st October, 1976.

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of notification.